

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R41787

Property Information

property address: 1200 S TEXAS AVE
legal description: SMYTHE #1, BLOCK G, LOT 2 REPLAT, ACRES 0.455 (ALSO SEE IMP ONLY ACCT R41796)
owner name/address: BRAZOS FEED & SUPPLY
1200 S TEXAS AVE
BRYAN, TX 77803-4559
full business name: Brazos Feed & Supply
land use category: comm/retail type of business: feed store
current zoning: SC-B occupancy status: occupied
lot area (square feet): 19837 frontage along Texas Avenue (feet): 220
lot depth (feet): 80 sq. footage of building: 6000
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
no no

Improvements

of buildings: 1 building height (feet): 25 # of stories: 1
type of buildings (specify): metal

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: electronic
overall condition (specify): fair
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: poor
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

→ meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) windmills & rubber horse swings
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

